

## Legal Description

### Exhibit "A"

### Parcel UST-268

1 In the City of Tustin, County of Orange, State of California, being those portions of Lot 68,  
2 77, of Block 10 of Irvine's Subdivision as shown on the map filed in Book 1, Page 88 of  
3 Miscellaneous Record Maps, and as shown on a map filed in Book 165, Pages 31 through  
4 39 inclusive of Records of Survey, all of the records of said County, described as follows:

5  
6 For the purpose of this description the following Control Lines are hereby established:

#### 7 8 **Control Line "A"**

9 Beginning at the intersection of the centerline of Red Hill Avenue with the centerline of  
10 Valencia Avenue as shown on said Record of Survey, the centerline of Red Hill Avenue  
11 having a bearing of North 40°37'39" East between Valencia Avenue and Warner Avenue;  
12 thence South 49°20'07" East 106.23 feet to the beginning of a curve concave southwesterly  
13 having a radius of 1400.04 feet; thence southeasterly along said curve 134.49 feet through a  
14 central angle of 5°30'14"; thence South 43°49'53" East 101.77 feet to the beginning of a  
15 curve concave northeasterly having a radius of 1400.04 feet; thence southeasterly along  
16 said curve 134.40 feet through a central angle of 05°30'01"; thence South 49°19'54" East  
17 586.96 feet to the beginning of a curve concave northeasterly having a radius of 1400.04  
18 feet; thence southeasterly and easterly along said curve 733.69 feet through a central angle  
19 of 30°01'33"; thence South 79°21'27" East 309.99 feet to a point hereinafter to be referred  
20 to as Point "A"; thence continuing South 79°21'27" East 1047.64 feet to the beginning of  
21 a curve concave southwesterly having a radius of 1400.04 feet; thence easterly and  
22 southeasterly along said curve 733.34 feet through a central angle of 30°00'42"; thence  
23 South 49°20'45" East 1500.61 feet to the terminus of the herein described Control  
24 Line "A".  
25  
26

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Beginning at the most northerly terminus of Parcel I-H-3 as described in a document recorded May 14, 2002 as Instrument No. 20020404598 of Official Records of said County, said point being on a curve concave southwesterly, lying 46 feet northeasterly of said Control Line "A" and being described as "a radius of 1446.04 feet, length of 197.79 feet and a central angle of  $7^{\circ}50'13''$ ", a radial line to said point bears North  $32^{\circ}49'02''$  East"; thence northwesterly and westerly along said concentric curve 559.65 feet through a central angle of  $22^{\circ}10'29''$  to a line parallel with and 46.00 northerly of said Control Line "A"; thence North  $79^{\circ}21'27''$  West 286.09 feet along said parallel line to the beginning of a curve concave northerly having a radius of 3743.60 feet; thence leaving said parallel line westerly 28.26 feet along said curve through a central angle of  $0^{\circ}25'27''$  to the **True Point of Beginning**; thence continuing westerly along said curve 121.47 feet through a central angle of  $1^{\circ}51'33''$  to the beginning of a reverse curve concave southerly having a radius of 3759.60 feet, a radial line to said beginning of reverse curve bears North  $12^{\circ}56'03''$  East; thence westerly 150.37 feet along said curve through a central angle of  $2^{\circ}17'30''$  to a line that is parallel with and 52.00 feet northerly of said Control Line "A"; thence along said parallel line North  $79^{\circ}21'27''$  West 127.17 feet; thence leaving said parallel line North  $4^{\circ}32'10''$  East 207.34 feet; thence South  $82^{\circ}50'40''$  East 407.32 feet; thence South  $7^{\circ}09'19''$  West 237.27 feet to the **True Point of Beginning**.

Containing 88,935 square feet or 2.04 acres, more or less.

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### Exhibit "A"

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As shown on Exhibit "B" attached hereto and by this reference made a part hereof.

Prepared under my supervision

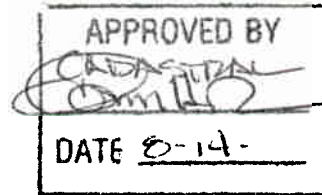
Peter J. Fitzpatrick

Peter J. Fitzpatrick P.L.S. 6777

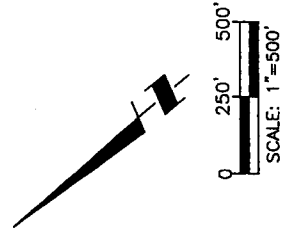
8/13/02

Date

Expires 9/30/2004



# EXHIBIT B



EDINGER AVE.

CONTROL LINE 'A'

SUBDIVISION

1/88

165/31-30

IRVINE'S

M.R.M.

R.S.B.

POINT 'A'

CONTROL LINE 'D'

RED HILL

SANTA FE DR.

VALENCIA AVE.

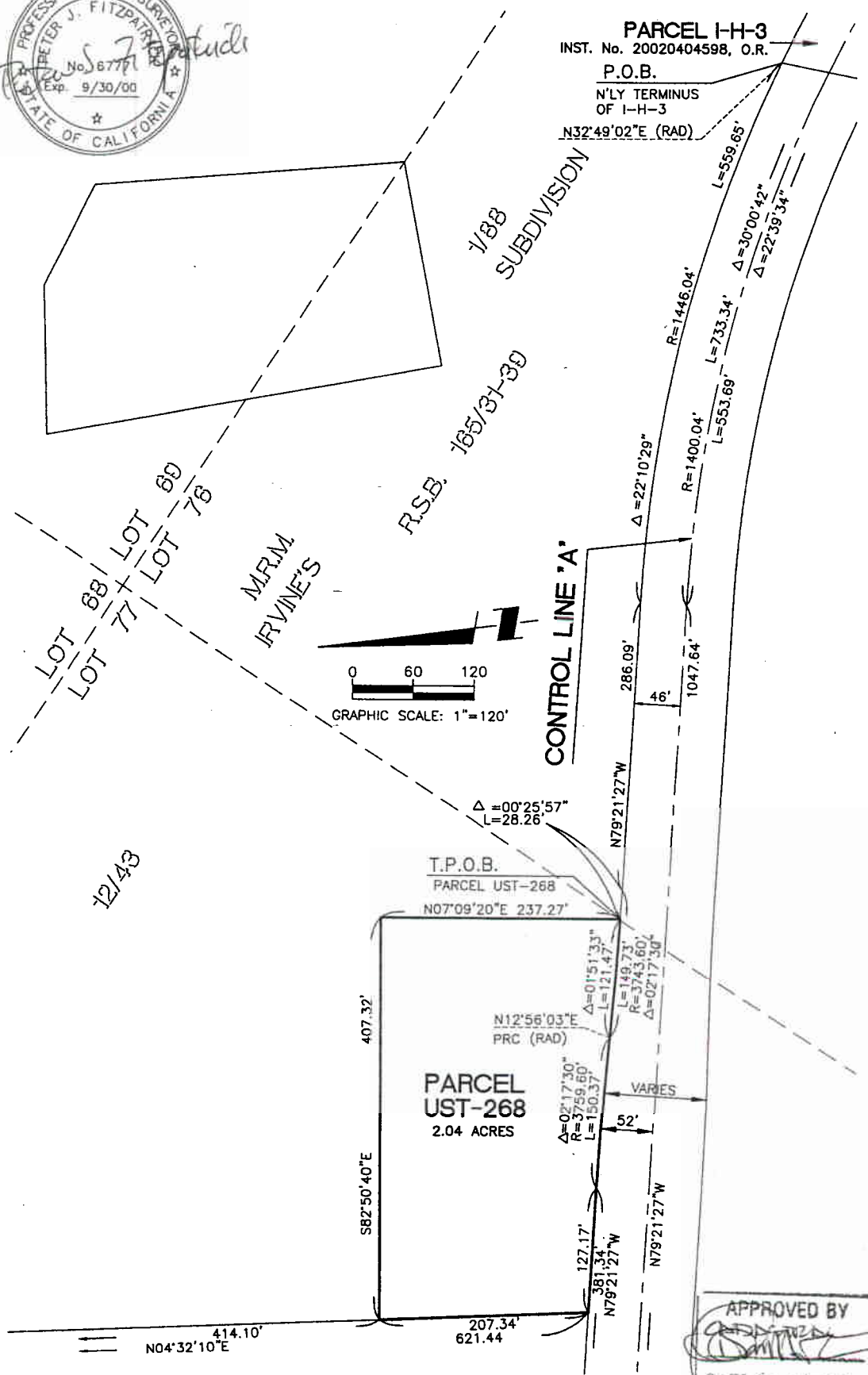
WARNER AVE.

| Bearing Table |             |          |
|---------------|-------------|----------|
| No.           | Bearing     | Distance |
| L1            | S49°20'07"E | 106.23'  |
| L2            | S43°49'53"E | 101.77'  |

| Curve Table |          |           |
|-------------|----------|-----------|
| No.         | Radius   | Delta     |
| C1          | 1400.04' | 05°30'14" |
| C2          | 1400.04' | 05°30'01" |

|                             |  |                       |
|-----------------------------|--|-----------------------|
| DESCRIPTION: PARCEL UST-268 | SHEET 1 OF 2   | SCALE: 1" = 500'      |
| <b>MCAS-TUSTIN</b>          | <b>PSOMAS</b>  | DRAFTED CN            |
|                             | 3187 Red Hill Avenue<br>Suite 250<br>Corte Madera, CA 94024<br>(714) 751-7373 Fax (714) 546-8883 | CHECKED P.J.F.        |
|                             |  | DATE AUGUST 13, 2002  |
|                             |  | JOB NUMBER 2NAV050100 |

# EXHIBIT B



DESCRIPTION: PARCEL UST-268

SHEET 2 OF 2

SCALE 1"=120'

MCAS-TUSTIN

**PSOMAS**

3187 Red Hill Avenue  
Suite 250  
Costa Mesa, CA 92626  
(714) 751-7233 Fax (714) 545-8883

DRAFTED CN

CHECKED P.J.F.

DATE AUGUST 13, 2002

JOB NUMBER 2NAV050100

APPROVED BY  
*[Signature]*  
DATE 8-14-02